



**Hardwick Lane, Bury St. Edmunds**

**Sheridans**



# Hardwick Lane, Bury St. Edmunds IP33 2RA

Guide Price £495,000

A much improved detached three bedroomed bungalow with generous gardens whilst situated in one of the towns most highly regarded areas.

Built approximately 90 years ago of traditional brick construction beneath a hipped tiled roof, this delightful detached bungalow, provides a surprising level of much improved accommodation complemented by generous well-stocked gardens, whilst situated within a sought after location within the town and is offered with no onward chain.

Benefitting from gas fired radiator central heating and solar panels, the accommodation currently in brief comprises of an entrance hall leading to an inner hall with airing cupboard and door to a comfortable sitting room with windows to front and side. The well-equipped kitchen/dining room is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath granite preparation surfaces and complemented by built-in appliances and French windows to the rear terrace and gardens.

The three generous bedrooms are served by a family bathroom.

## Outside

The property is approached along a driveway providing extensive vehicle parking, turning space and access to the garaging. The well stocked front gardens are mostly laid to lawn and bordered and interspersed by a variety of flowerings plants, shrubs and trees. Side access leads to the superb rear gardens which are stocked with an abundance of herbaceous and flowering plants, a huge variety of shrubs and specimen trees. There is a greenhouse and to the rear of the property, a large area of timber decking creating an ideal spot to enjoy outdoor entertaining and al-fresco dining.

## Location

Hardwick Lane is one of the most desirable areas within the town and is very convenient for access to the West Suffolk Hospital and town centre. The property is close to well-regarded schools and sports facilities, uniquely independent shops, well known high street stores, the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

## Directions

From the town centre proceed west along Westgate Street and into Out Westgate. Turn left at the traffic lights into Vinery Road. Proceed up the hill and the entrance to the property will be found on the left hand side almost opposite the entrance to the West Suffolk Hospital. [what3words///paddocks.water.sliding](#)

## Services

Mains electricity, gas, drainage and water. Heating - New gas boiler installed 2021

- Delightful detached bungalow in sought after town location
- Extensive driveway providing plenty of parking
- Beautifully stocked gardens
- Sitting room
- Re-fitted kitchen/dining room with integrated appliances
- Three bedrooms
- Family bathroom
- No onward chain
- Garage
- Versatile accommodation

Solar panels installed 2022

Council Tax: West Suffolk Band: E.

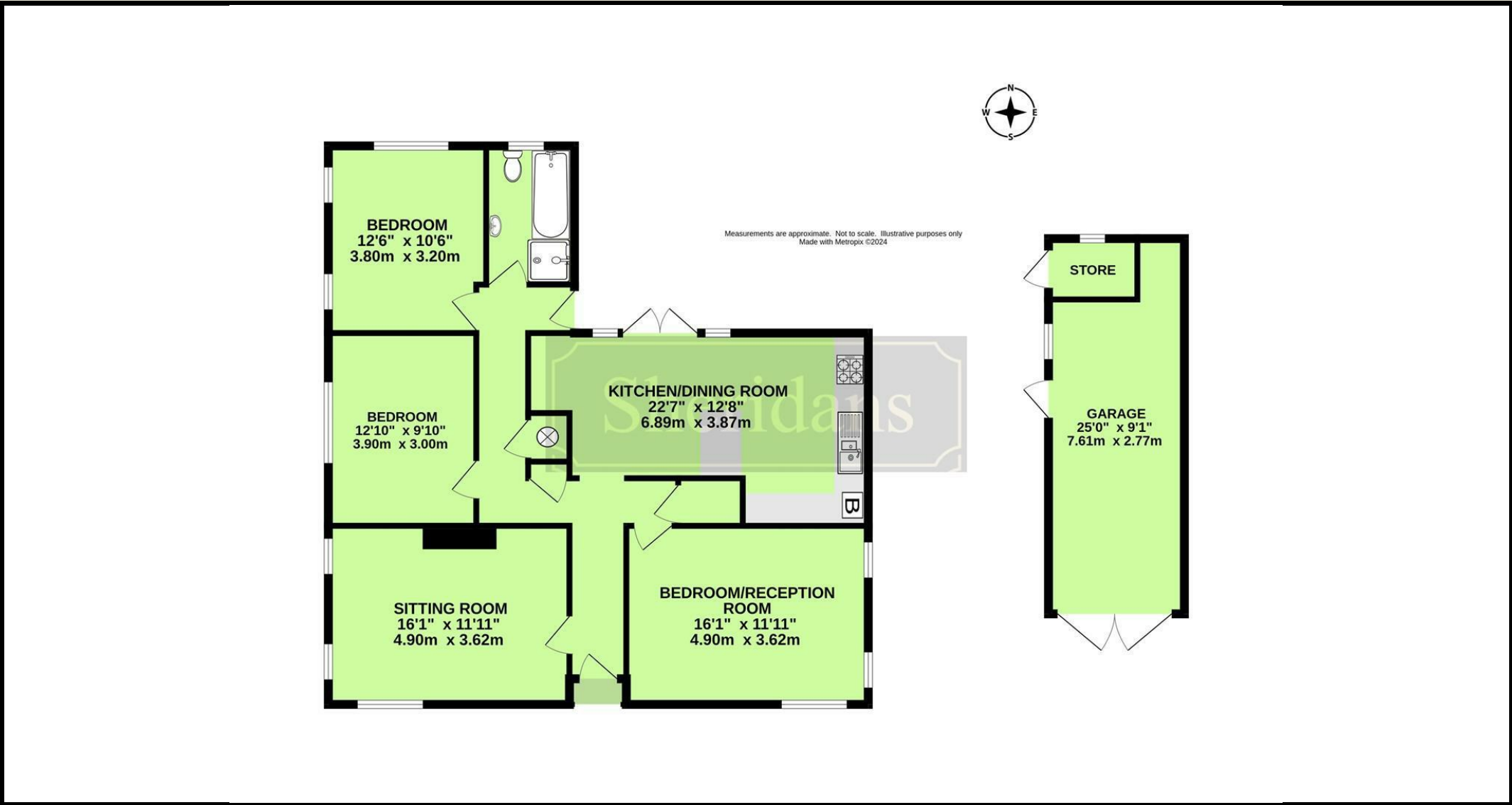
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

EPC Rating: B





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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